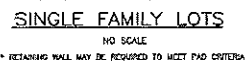
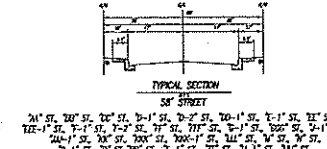
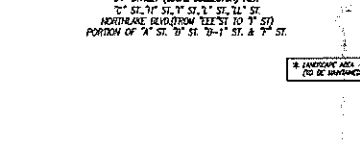


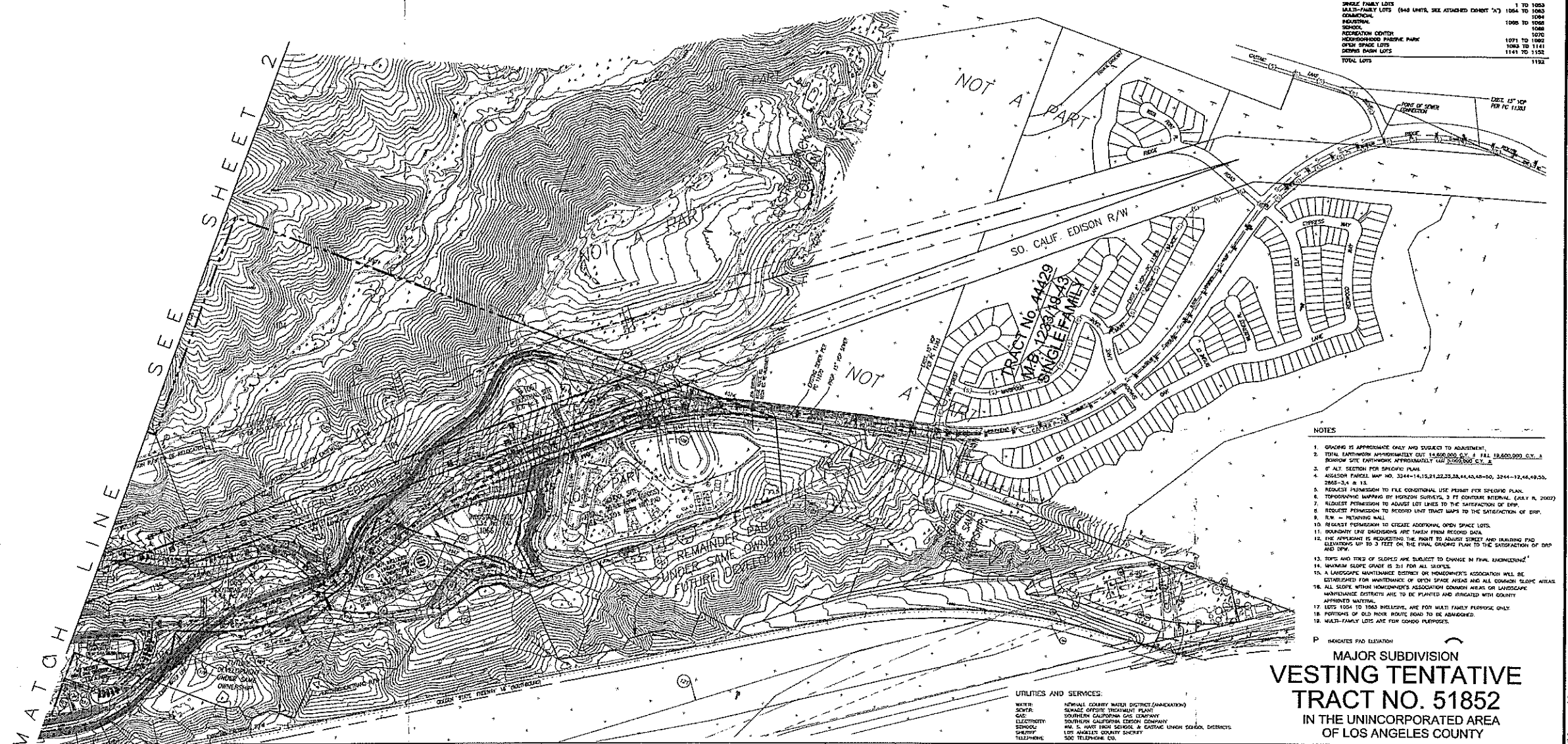
**B-1**

**Vesting Tentative Tract Map No. 51852, prepared by Sikand, July 2006**



VICINITY MAP  
NOT TO SCALE

<b>DATA SUMMARY:</b>	
ACRES(0000)	870 & AC
DISTING ZONING	SPECIFIC PLAN A-2-2
DISTING GENERAL PLANNING	SPECIFIC PLAN
EXTENDED LAND USE	USE, RES, M, R, P & A
EXTENDING LAND USE	WACANT/DEFERRED SCHOOL
	RECREATION, INDUSTRIAL
	PARK, OPEN SPACE
<b>LOT SUMMARY:</b>	
UNDEVELOPED FARM LOTS	1
SMALL-FAMILY LOTS	10
1/4-1/2 FARM LOTS (640 LOTS, SEE ATTACHED EXHIBIT "A")	1064
COMMERCIAL	1068
INDUSTRIAL	1068
SCHOOL	1068
RECREATION CENTER	1070
UNDEVELOPED PARKING PARK	1071
OPEN SPACE LOTS	1082
EXTENDING FARM LOTS	1141
TOTAL LOTS	1182



- NOTES
1. GRADING IS APPROXIMATE AND SUBJECT TO ADJUSTMENT.
  2. TOTAL ESTIMATED AMPHIBIOUSITY CUB. YARDS: 200,000 C.Y. + FILL 180,000 C.Y. = 380,000 C.Y. BORROW SITE LOCATED APPROXIMATELY 1/4 MILE S.W. OF PROJECT.
  3. ALL OF SALT FLATS FOR SPECIFIC FILL.
  4. GRADING: 100' TO 100' BY 2244'-6.1527-23.237-23.44-43-00', 2244'-12.48-50', 2865'-54', 13'.
  5. REDUCED FILLMENT TO FULL COMPLETION USE PERMIT FOR SPECIFIC FILL.
  6. TO IMPROVE MAINTENANCE OF HIGHWAY 177, 177 CENTER LINE (ELEV. 8,200').
  7. REDUCED FILLMENT TO ADJUST LOS LINKS TO THE SATURATION OF DIRT.
  8. REDUCED FILLMENT TO REDUCE LIFT WEIGHT LOADS TO THE SATURATION OF DIRT.  
R/W = RETURNING R/W.
  9. REDUCED FILLMENT TO CREATE ADJACENT, OPEN SPACE LOTS.
  10. REDUCED FILL CHANGES THE DRAINAGE OF THE PROJECT.
  11. THE FILL APPLICABLE IS REFLECTING THE RIGHT TO ADJUST STREET AND BUILDING PAD ELEVATIONS UP TO 3 FEET ON THE FINAL GRADING PLAN TO THE EXISTING PAD ELEVATIONS.
  12. TENTS AND TREES OF SPECIES ARE SUBJECT TO CHANGE IN PLANT. MAINTENANCE?
  13. WILDLIFE SPECIES OF SPECIES ARE SUBJECT TO CHANGE IN PLANT.
  14. A LIMITED MAINTENANCE OF THE EXISTING MAINTENANCE ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND OR COASTAL REDUCED AREAS.
  15. ALL SPECIES WITH EXISTING ASSOCIATION KNOWLEDGE ARE OR COASTAL REDUCED AREAS.
  16. MAINTENANCE OF THE EXISTING ASSOCIATION KNOWLEDGE ARE OR COASTAL REDUCED AREAS.
  17. LOTS LOTS TO 1000 INCLUSIVE, ARE FOR WAT FILL PURPOSE ONLY.
  18. PORTIONS OF OLD ROAD ROUTE ROAD TO BE REMOVED.

MAJOR SUBDIVISION  
VESTING TENTATIVE  
TRACT NO. 51852  
IN THE UNINCORPORATED AREA  
OF LOS ANGELES COUNTY

UTILITIES AND SERVICES:

WATER:	NORWALK COUNTY WATER DISTRICT (ANNEXATION)
SEWER:	SEWAGE OFFICE TREATMENT PLANT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA Edison COMPANY
SCHOOL:	RAE S. HART HIGH SCHOOL & EASTERN UNION SCHOOL DISTRICTS
SHERIFF:	LOS ANGELES COUNTY SHERIFF

LEGAL DESCRIPTION:  
A PORTION OF SECTIONS 11, 13, 14,  
23 AND 24. T5N. R17W SBM

SOILS ENGINEER / GEOLOGIST: PACIFIC SOILS ENGINEERING, INC. 10653 PROGRESS WAY CITYPRESS, CA 90630 (714) 220-0770	BIOLOGIST BON TERRA CONSULTING 151 KALAMUS DR., SUITE COSTA MESA, CA 92620 (714) 444-9199	TRAFFIC CONSULTANT: AUSTIN-FOUST ASSOCIATES, INC. 2020 N. TUSTIN AVENUE SANTA ANA, CA 92705 (714) 657-0495
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PREPARED FOR:

**NORTHLAKE**

**LB/L-SunCal Northlake LLC**

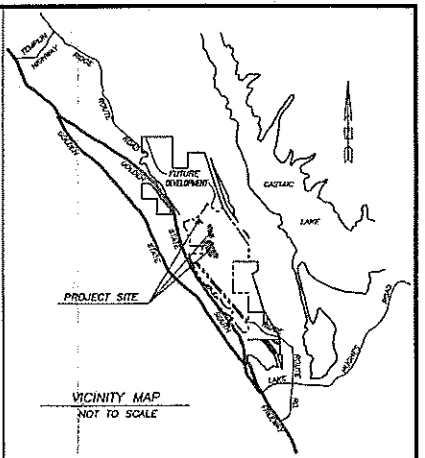
21900 BURBANK BOULEVARD, SUITE 114  
WOODLAND HILLS, CA 91367











DATA SUMMARY:

ACRES(GROSS)	43 & AC
EXISTING ZONING	SP-10
PROPOSED ZONING	SP-10
EXISTING LAND USE	MULTIFAMILY RESIDENTIAL
PROPOSED LAND USE	MULTIFAMILY RESIDENTIAL

LOT SUMMARY:

MULTI-FAMILY LOTS (645 UNITS)	1054 TO 1063
TOTAL LOTS	10

UTILITIES AND SERVICES:

WATER:	NEWELL COUNTY WATER DISTRICT (ANNEXATION)
SEWER:	SEWER TREATMENT PLANT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA Edison COMPANY
SCHOOL:	WALTON HIGH SCHOOL & CASTLE LION SCHOOL DISTRICTS
SHERIFF:	LOS ANGELES COUNTY SHERIFF
TELEPHONE:	SBC TELEPHONE CO.

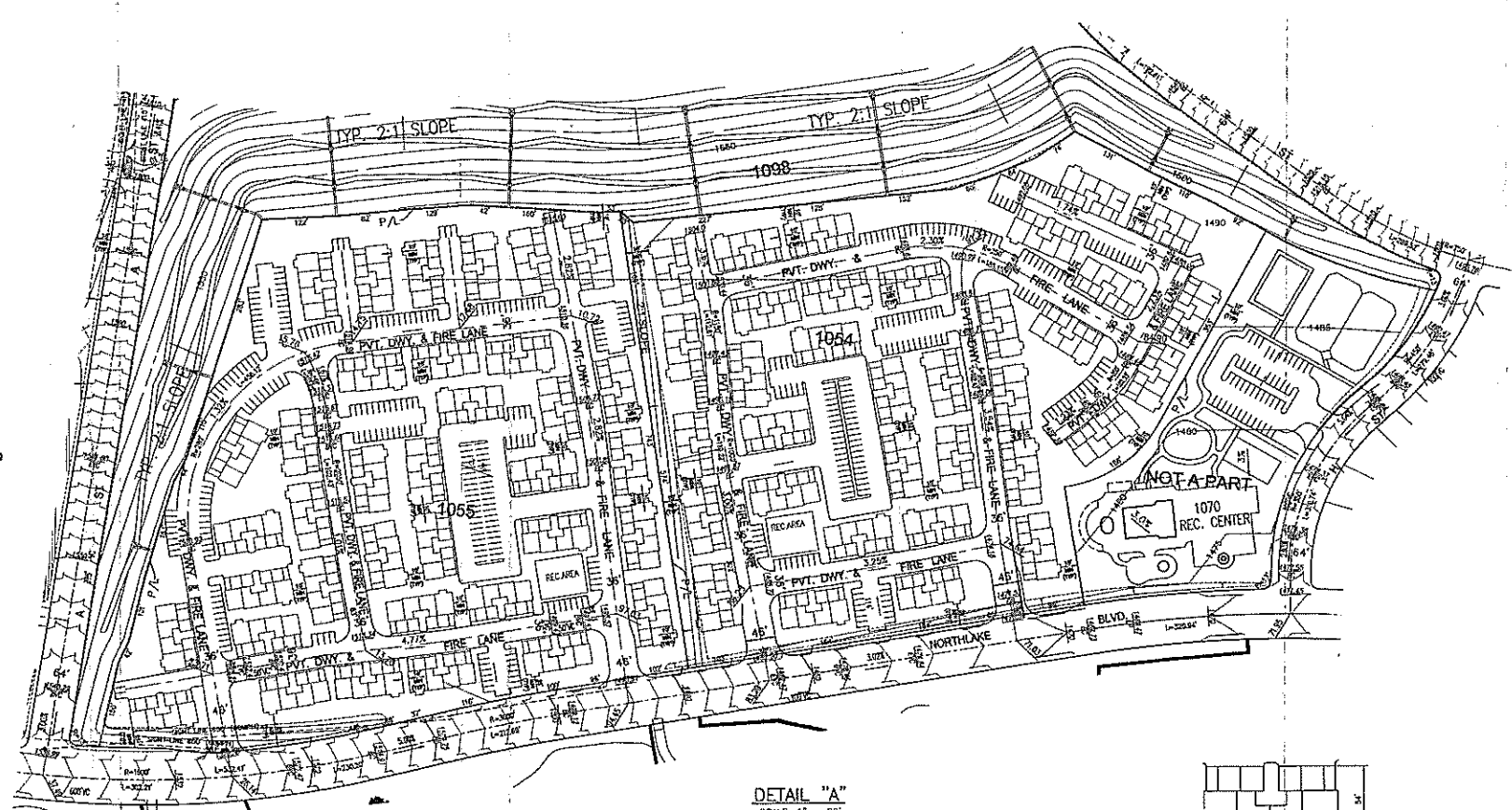
- NOTES:
1. REQUEST PERMISSION TO ADJUST LOT LINES.
  2. REQUEST PERMISSION TO RECORD UNIT FINAL MAPS.
  3. GRADING IS APPROXIMATE AND SUBJECT TO ADJUSTMENT.
  4. REQUEST PERMISSION TO ADJUST COUNTY CLOVE EASEMENTS.
  5. REQUEST PERMISSION TO USE STREET ALTERNATE SECTION 21.24.2008 OF TITLE 21.
  6. ASSIGNMENT MAP NO. 3244-12-13 AND PORTION OF SA 3244-14-53 (PORTION).
  7. REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS.
  8. REQUEST PERMISSION TO ADJUST PRODUCT USE FOR APPROVED MASTER PLAT PLAN.
  9. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA.
  10. THE APPLICANT IS REQUESTING THE RIGHT TO PARCEL STREET AND BUILDING PAD ELEVATIONS UP TO 3 FEET ON THE FINAL GRADING PLAN.
  11. TOPS AND TIES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
  12. MAXIMUM SLOPE GRAD IS 2:1 FOR ALL SLOPES.
  13. A LANDSCAPE MAINTENANCE DISTRICT OR HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND ALL COMMON SLOPE AREAS.
  14. ALL SLOPE WITHIN HOMEOWNERS ASSOCIATION COMMON AREAS OR LANDSCAPE MAINTENANCE DISTRICTS ARE TO BE PLANTED AND SOGGED WITH COUNTY APPROVED MATERIAL.

- BUILDING SETBACK REQUIREMENTS:
1. 10' SETBACK FROM P/L PER NLSF PG. III-35
  2. 20' SETBACK FOR LOCAL COLLECTORS INTERSECTING WITHIN 300 FT OF NORTHLAKE BLVD. PER NLSF PG. III-35
  3. 10' SETBACK BETWEEN BUILDINGS PER NLSF PG. III-38

LOT AREA SUMMARY

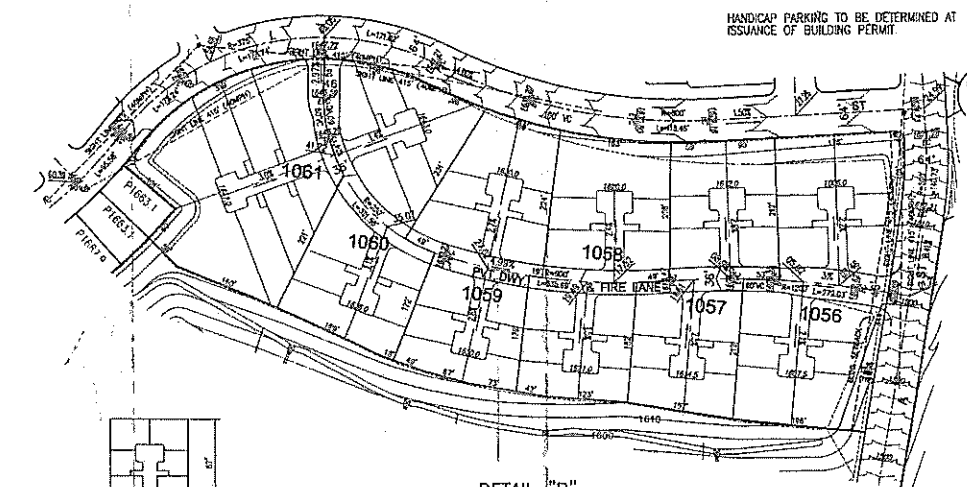
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1054	570,791	1061	76,877
1055	615,217	1062	50,714
1056	84,283	1063	131,055
1057	63,893		
1058	60,709		
1059	68,945		
1060	71,803		

**EXHIBIT "A"**  
C.U.P.# 98-047  
(MAJOR SUBDIVISION)  
VESTING TENTATIVE TRACT NO. 51852  
FOR CONDOMINIUM PURPOSES  
LOCATED IN THE UNINCORPORATED AREA  
OF LOS ANGELES COUNTY, STATE OF CALIFORNIA)



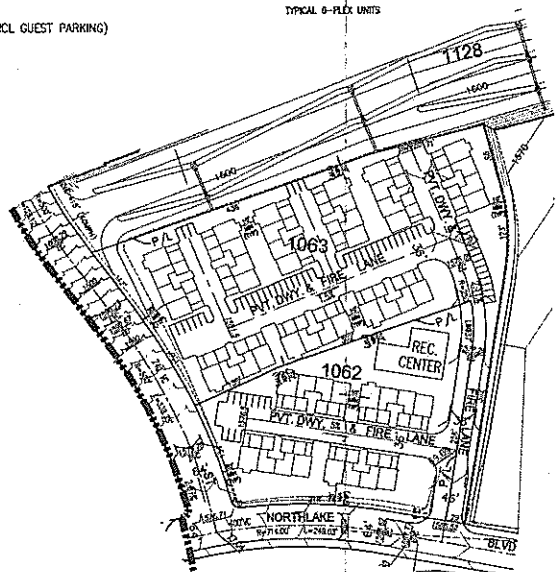
**DETAIL "A"**  
SCALE: 1" = 80'  
LOT 1054 - 1055 - TOTAL 472 UNITS  
UNCOVERED PARKING SPACES 136  
COVERED PARKING SPACES 944  
TOTAL 1080 PROVIDED  
1062 REQUIRED (INCL. GUEST PARKING)

PARKING REQUIREMENTS PER NLSF PG. III-38  
HANDICAP PARKING TO BE DETERMINED AT  
ISSUANCE OF BUILDING PERMIT



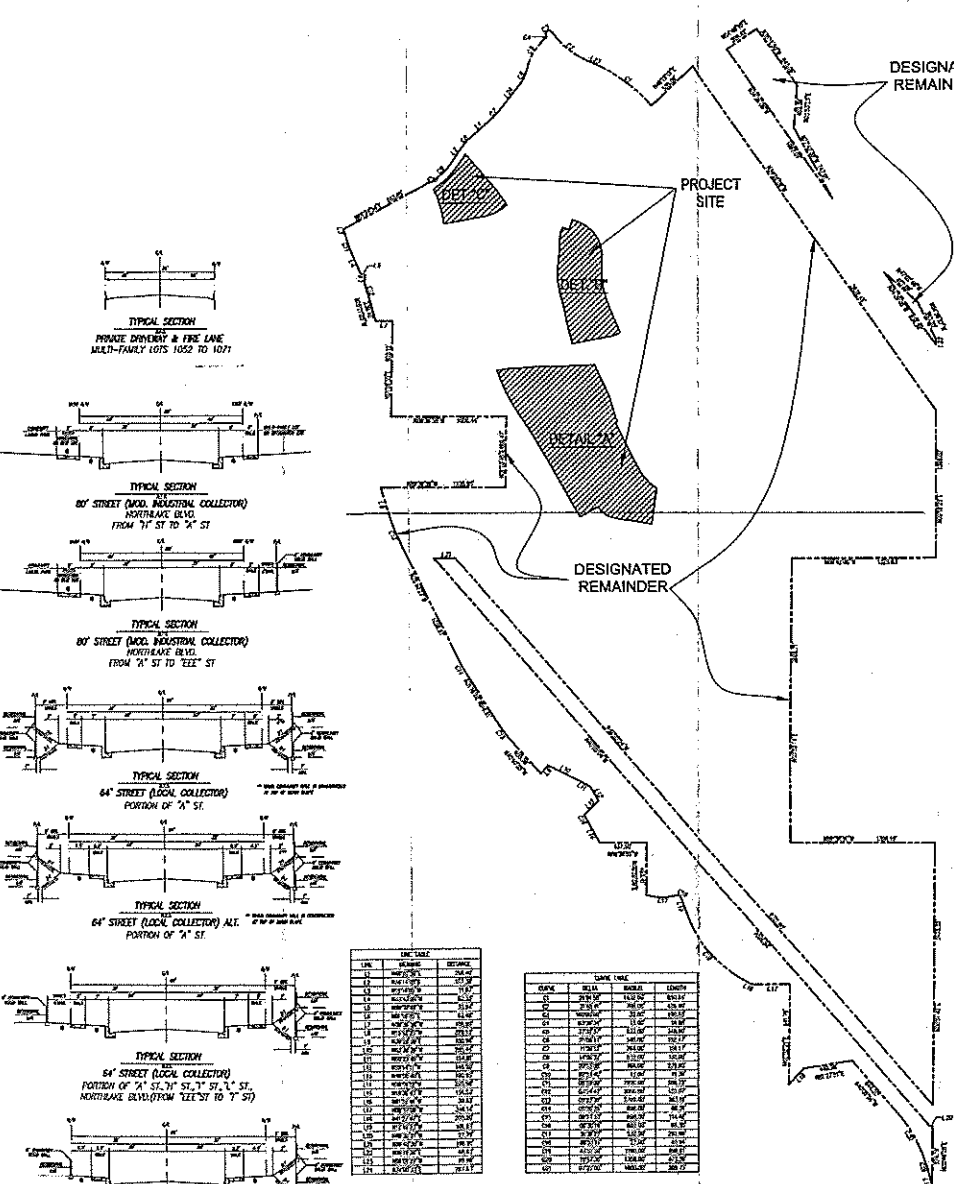
**DETAIL "B"**  
SCALE: 1" = 80'  
LOT 1056 - 1061 - TOTAL 98 UNITS  
UNCOVERED PARKING SPACES 26  
COVERED PARKING SPACES 196  
TOTAL 222 PROVIDED  
221 REQUIRED (INCL. GUEST PARKING)

PARKING REQUIREMENTS PER NLSF PG. III-38  
HANDICAP PARKING TO BE DETERMINED AT  
ISSUANCE OF BUILDING PERMIT

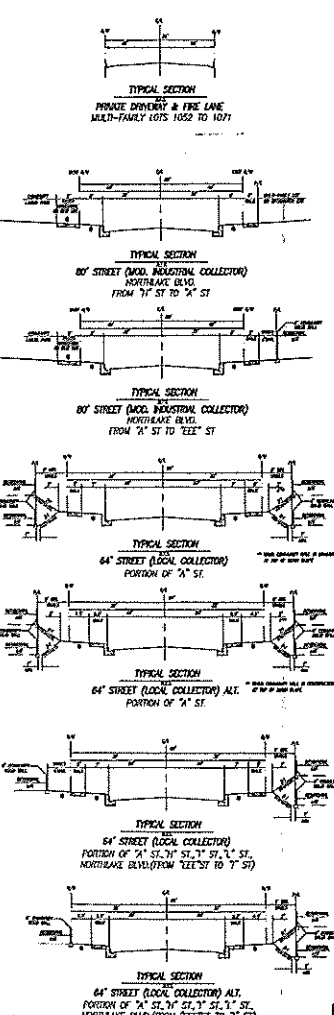


**DETAIL "C"**  
SCALE: 1" = 80'  
LOT 1062 - 1063 - TOTAL 75 UNITS  
UNCOVERED PARKING SPACES 38  
COVERED PARKING SPACES 150  
TOTAL 188 PROVIDED  
169 REQUIRED (INCL. GUEST PARKING)

PARKING REQUIREMENTS PER NLSF PG. III-38  
HANDICAP PARKING TO BE DETERMINED AT  
ISSUANCE OF BUILDING PERMIT



**REMAINDER PARCEL MAP**  
SCALE: 1" = 500'



PREPARED FOR:  
**Northlake**  
LB/L-SunCal Northlake LLC  
21900 BURBANK BOULEVARD, SUITE 114  
WOODLAND HILLS, CA 91367

SOLD ENGINEER / GEOLOGIST:  
PHOTO SURVEY ENGINEERING, INC.  
10633 PROGRESS HWY  
CYPRESS, CA 90630  
(714) 220-0770

GEOLOGIST:  
BOA TERA CONSULTING  
151 PALMIST DR., SUITE E-200  
COSTA MESA, CA 92626  
(714) 444-9199

TRAFFIC CONSULTANT:  
ARCHER-ROBERT ASSOCIATES, INC.  
2020 N. TUSTIN AVENUE  
SANTA ANA, CA 92705  
(714) 667-0406

LEGAL DESCRIPTION:  
A PORTION OF SECTIONS 11, 13, 14,  
23 AND 24, T5N, R17W S8M



NO.	DATE	REVISION
1	12-09-08	PER SUBMITTAL COMMENTS DATED 2/27/09
2	12-23-08	PER SUBMITTAL COMMENTS DATED 4-8-09

